133.0	0007	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,056,700 / 1,056,700
					USE VALUE:	1,056,700 / 1,056,700
					ASSESSED:	1,056,700 / 1,056,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
59		LOCKELAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCANNELL RICHARD P/MOLLY C
Owner 2:	
Owner 3:	
Street 1:	59 LOCKELAND AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SHEFF RICHARD A/ETAL -
Owner 2:	SHEFF-CHAPIN VIRGINIA -
Street 1:	59 LOCKELAND AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,522 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Brick Veneer Exterior and 2656 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4522.000	556,600		500,100	1,056,700
Total Card	0.104	556,600		500,100	1,056,700
Total Parcel	0.104	556,600		500,100	1,056,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 397.82 | /Parcel: 397.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 85801
GIS Ref:
GIS Ref:
Insp Date: 12/02/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 133.0-0007-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	556,500	0	4,522.	500,100	1,056,600	1,056,600	Year End Roll	12/18/2019
2019	101	FV	413,800	0	4,522.	527,900	941,700	941,700	Year End Roll	1/3/2019
2018	101	FV	396,600	0	4,522.	389,000	785,600	785,600	Year End Roll	12/20/2017
2017	101	FV	396,600	0	4,522.	372,300	768,900	768,900	Year End Roll	1/3/2017
2016	101	FV	396,600	0	4,522.	344,500	741,100	741,100	Year End	1/4/2016
2015	101	FV	386,600	0	4,522.	288,900	675,500	675,500	Year End Roll	12/11/2014
2014	101	FV	386,600	0	4,522.	282,300	668,900	668,900	Year End Roll	12/16/2013
2013	101	FV	386,600	0	4,522.	268,900	655,500	655,500		12/13/2012

!10401!

PRINT

Date	Time
12/11/20	00:42:34

LAST REV

Date	Time
03/22/18	15:44:19

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10401

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHEFF RICHARD A	1340-125		7/12/2007		650,000	No	No		
SHEFF RICHARD A	1228-12		9/25/2000	Family	1	No	No		
ROSS STEPHANIE	1153-62		3/26/1996		1	No	No		A

USER DEFINED

Prior Id # 1:	85801
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/20/2017	1227	Redo Bat	26,940	C				
9/13/2011	1116	Redo Kit	30,930	C				GUT RENO KIT
7/2/2009	553	New Wind	7,274					
6/7/2000	421	Redo Bas	12,500	C				FINISH BSMT RM-NEW

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2017	Meas/Inspect	HS	Hanne S
5/2/2012	Info Fm Prmt	BR	B Rossignol
2/9/2009	Measured	372	PATRIOT
12/3/2008	MLS	MM	Mary M
4/14/2000	Inspected	263	PATRIOT
11/23/1999	Mailer Sent		
11/8/1999	Measured	264	PATRIOT
8/29/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4522		Sq. Ft.	Site		0	90.	1.23	10									500,093						500,100	

Total AC/HA: 0.10381 | Total SF/SM: 4522 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 500,093 | Spl Credit | Total: 500,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	2 - Clapboard	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.13364804
Const Adj.:	1.02539754
Adj $ / SQ:	145.305
Other Features:	109450
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	623123
Depreciation:	67297
Depreciated Total:	555825

COMMENTS

SHOWER STALL IN BATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

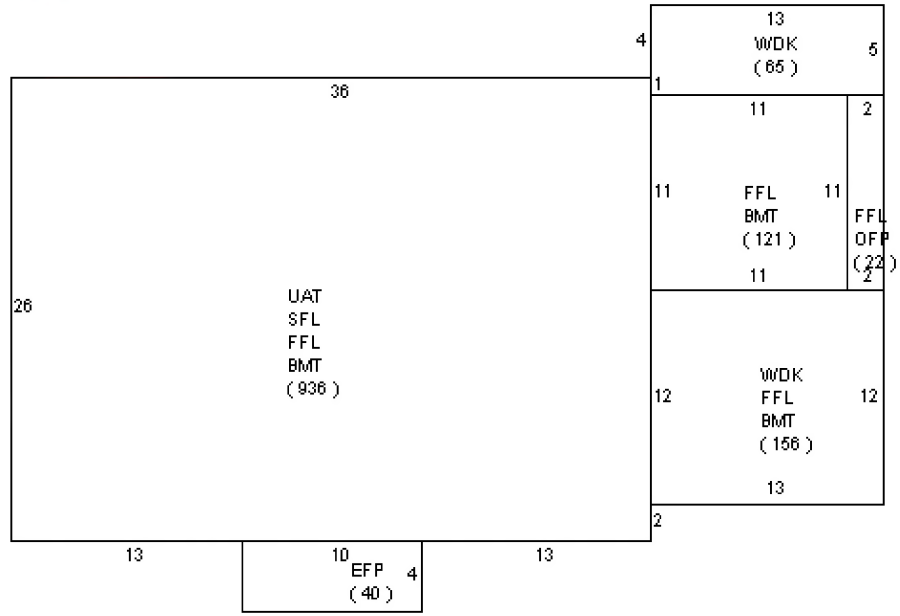
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	175.82
Special Features:	800	Val/Su Net:	142.68
Final Total:	556600	Val/Su SzAd	256.38

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,213	57.800	70,114
FFL	First Floor	936	145.310	136,005
SFL	Second Floor	936	145.310	136,005
FFL	First Floor	299	145.300	43,446
UAT	Upper Attic	234	58.120	13,601
WDK	Deck	221	10.790	2,385
EFP	Enclos Porch	40	74.440	2,978
OFP	Open Porch	22	45.120	993
	Net Sketched Area:	3,901	Total:	405,527
Size Ad	2171	Gross Are	4603	FinArea 2656

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 133.0-0007-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
96	Whirl Pool	D	S	1	2	A	AV	1999	500.00	T	16	101			800			800

More:	N	Total Yard Items:		Total Special Featues:	800	Total:	800